

# Town of Los Altos Hills Planning Commission Special Meeting January 14, 2021 Minutes

Council Chambers, 26379 Fremont Road, Los Altos Hills, California

## 1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Via teleconference according to the Governor's Executive Order N-29-20, Chair Patel called the Planning Commission meeting to order at 6:00 p.m.

Present: Commissioner Smith, Commissioner Couperus, Commissioner Waschura, Vice-Chair Indaco, Chair Patel,

Staff: Planning Director Dahl, Principal Planner Padovan, Assistant Planner Yost, Management Analyst Einfalt, Planning Technician Brunner

## 2. PRESENTATIONS FROM THE FLOOR

Persons wishing to address the Commission on any subject not on the agenda are invited to do so now. Please note, however, that the Commission is not able to undertake extended discussion or take action tonight on non-agendized items. Such items will be referred to staff or placed on the agenda for a future meeting.

No presentations from the floor.

## 3. APPROVAL OF MINUTES

3.1 Approval of December 10, 2020 Special Meeting Minutes

Item 5.1 was continued to the February 4, 2021 Planning Commission meeting.

## 4. PUBLIC HEARINGS

### Planning Commission Ex Parte

**Vice-Chair Indaco** had communications with Bob Elson, Alisa Bredo, and Bridget Morgan on the Pathways Committee, Phil Witt from Purissima Hills Water District, Carol Gottlieb and attended the January 6, 2021 Horseman's Association meeting about Item 4.2.

**Commissioner Couperus** had communications with Bob Elson and Alisa Bredo on the Pathways Committee, and Sue Welch about Item 4.2.

**Commissioner Washura** had communications with various Pathways Committee members about Item 4.2.

**Commissioner Smith**, and **Chair Patel** did not have any ex parte communications.

4.1 [27321 Altamont Road – File #SD20-0056 – Lands of Jurvetson](#)  
Site Development Permit for a new 5,241 square-foot, two-story residence with a 2,471 square-foot basement and an exception to the Town's Grading Policy.  
CEQA Review: Categorical Exemption per Section 15303(a)  
*Staff: Krista Yost*

**Chair Patel** opened the PUBLIC HEARING.

**Assistant Planner Krista Yost** presented the staff report, noting that the project was elevated to the Planning Commission because of the Grading Policy exception.

**Francis P**, applicant, and **Peter Baltay**, project architect, presented the project and outlined the reasons for why the Grading Policy exception as being requested.

The Commission asked the project architect and staff clarifying questions about the project.

Public Comment

No comments.

**Chair Patel** closed the PUBLIC HEARING.

Commission Discussion

**Vice-Chair Indaco** shared photos of the property and expressed concerns related to the amount and placement of exterior lighting design and the scale of the Grading Policy exception being requested.

**Commissioner Couperus** noted that the house and garage design could have been flipped with a reduced front yard setback to reduce or eliminate the Grading Policy Exception request, but that the project as designed was preferable when viewed from the street or adjacent properties and that that could be a basis to support the exception request.

**Commissioner Waschura** expressed agreement with **Commissioner Couperus'** comments.

**Commissioner Smith** expressed agreement with **Commissioner Couperus'** comments.

**Chair Patel** expressed concern about the scale of the Grading Policy exception being requested, noting that there could be design revisions that brought the project closer to complying with the Town's Grading Policy.

Commissioner further discussed the project and different ways that the project could revise its design to lessen the scope of the exemption being requested.

**MOTION MADE AND SECONDED:** Motion by **Commissioner Waschura** to **Continue** the application to a future meeting to allow the architect to reduce the grading exceptions and revise the project design per the Commissions comments, clarify the design of the ADU/JADU in the basement, and reduce the amount of exterior lighting proposed. The motion was seconded by **Commissioner Smith**.

AYES: Commissioner Couperus, Commissioner Smith, Commissioner Waschura, Vice-Chair Indaco, Chair Patel

NOES: None

ABSENT: None

ABSTAIN: None

MOTION: Carried 5-0

Meeting went into RECESS at 8:18 PM.

Meeting RECONVENED at 8:21 PM.

- 4.2 [La Paloma Road to Robleda Road Off-Road Pathway – File #SP19-0005](#)  
Initial Study and Mitigated Negative Declaration for the construction of the eastern segment of the off-road path between La Paloma Road and Robleda Road.  
CEQA Review: Mitigated Negative Declaration  
Staff: *Steve Padovan*

**Chair Patel** opened the PUBLIC HEARING.

**Principal Planner Padovan** presented the staff report, noting that this was an informational hearing, and that adoption of the Initial Study and Mitigated Negative Declaration (IS/MND) would be done by the City Council after the public comment period ended on January 19, 2021.

The Commissioners asked clarifying questions related to the pathway project and use of the pathway by horses.

Public Comment

**Teresa Baker**, a Los Altos Hills resident, spoke in favor of allowing equestrians to use the path.

**Carol Gottlieb**, a Los Altos Hills resident, commented that the IS/MND should be updated to ensure that equestrian users were not excluded due to environmental reasons and spoke in favor of allowing equestrians to use the path.

**Jay Sutaria**, a Los Altos Hills resident, spoke in favor of allowing equestrians to use the path and for Wildcrest Drive residents to use the path as a fire evacuation route.

**Kristen Zuraek**, a Los Altos Hills resident, spoke in favor of allowing equestrians to use the path.

**Aliso Bredo**, a Los Altos Hills resident, spoke in favor of allowing equestrians to use the path.

**Sue Welch**, a Los Altos Hills resident, spoke in favor of building the pathway and not letting the equestrian access issue delay construction.

**Chair Patel** closed the PUBLIC HEARING.

Commissioner Discussion

**Chair Patel** expressed support for recommending adoption of the IS/MND to the City Council and noted that the Council should provide guidance on the equestrian access element.

**Vice-Chair Indaco** expressed support for recommending adoption of the IS/MND to the City Council and noted that the initial study contained language that supported both equestrian and pedestrian usage of the path.

**Commissioner Waschura** noted support for the overall pathway project but expressed concerns that the project had not been designed to accommodate

equestrians and that the IS/MND did not thoroughly consider the long term impacts to the riparian area adjacent to the pathway from pedestrian usage.

No comments from **Commissioner Couperus** or **Commissioner Smith**.

**MOTION MADE AND SECONDED:** Motion by **Commissioner Couperus** to recommend the City Council accept the Initial Study and Mitigated Negative Declaration, initiate a further evaluation of what would increase safety for equestrian use, and initiate negotiations to secure an easement from the water district in parallel. The motion was seconded by **Chair Patel**.

- AYES: Commissioner Couperus, Commissioner Smith, Vice-Chair Indaco, Chair Patel
- NOES: Commissioner Waschura
- ABSENT: None
- ABSTAIN: None
- MOTION: Carried 4-1

5. ONGOING BUSINESS

- 5.1 Review and discuss draft Planning Commission letter to the City Council regarding Town priorities for 2021.

**Chair Patel** opened the PUBLIC HEARING.

The Commissioners thanked **Commissioner Waschura** for drafting this letter with their input.

Public Comment

No comment.

**Chair Patel** closed the PUBLIC HEARING.

Commissioner Discussion

The Commission discussed the draft letter, expressing general support with some minor edits and revisions.

**MOTION MADE AND SECONDED:** Motion by **Commissioner Couperus** that the Commissioners give the updates to the letter that were discussed this evening to **Commissioner Waschura**, who will submit it to **Chair Patel** for signature and forward to the City Council. The motion was seconded by **Commissioner Smith**.

- AYES: Commissioner Couperus, Commissioner Smith, Commissioner Waschura, Vice-Chair Indaco, Chair Patel
- NOES: None
- ABSENT: None
- ABSTAIN: None
- MOTION: Carried 5-0

6. REPORTS FROM THE CITY COUNCIL MEETINGS

6.1 Past Meeting

- December 17, 2020 – Commissioner

**Commissioner Smith** shared highlights of the meeting.

6.2 Upcoming Meeting Assignments

- January 21, 2021 – Chair Patel
- February 5, 2021 (special meeting) – Commissioner Couperus
- February 18, 2021 – Commissioner Waschura
- March 18, 2021 – Vice-Chair Indaco

**Chair Patel** confirmed upcoming meeting assignments with the Commissioners and clarified that the City Council’s special meeting on February 5, 2021 would start at 10AM.

7. REPORTS FROM FAST TRACK / SITE DEVELOPMENT MEETINGS

7.1 December 15, 2020

- APN 351-37-014 – File #ZP20-0059 – Lands of Preserve Adobe, LLC  
Site Development Permit (Approved) for fence exception to allow a six-foot tall wrought iron fence adjacent to a riparian corridor on a vacant parcel where a split-rail design is required.
- 24269 Dawnridge Drive – File #SD19-0089 – Lands of Lim  
Fast Track Site Development Permit (Approved) for a major remodel and addition resulting in a 5,973 square-foot, single-story residence with attached garage, a detached 785 square-foot accessory dwelling unit, and remodeled pool.
- 13902 Campo Vista Lane – File #SD20-0022 – Lands of Campo Vista Lane LLC  
Fast Track Site Development Permit (Approved) for a new 3,554 square-foot, single-story residence with a 2,853 square-foot basement, a detached 660 square-foot carport, and a detached 1,181 square-foot accessory dwelling unit.

7.2 January 5, 2021

- 13661 La Paloma Road – File #SD20-0078 – Lands of Gu  
Site Development Permit (Approved) for landscape screening and new fencing for an approved two-story residence.
- 12805 Deer Creek Lane – File #SD20-0036 – Lands of Rahman  
Fast Track Site Development Permit (Approved) for a new 6,103 square-foot, two-story residence which includes a 478 square foot attached 2-car garage and a 277 square-foot attached ADU, and a pool.

**Planning Director Dahl** provided a brief summary of the past Site Development / Fast Track Public Hearings.

8. PLANNING DIRECTOR REPORT

**Planning Director Dahl** reported that the appeals of the Commission’s denial of the projects at 10728 and 10758 Mora Drive were scheduled to be heard by the City Council on January 21, 2021 and that the Town’s draft housing allocation (RHNA) for the upcoming housing cycle had been reduced by approximately 10% in the final proposal that was scheduled to go to ABAG. He also noted that there were not any

plans to move Commission or Council meetings back to the Council Chambers and that meetings would remain virtual until updated conditions related to the pandemic significantly improved and the Council updated its health order.

9. ADJOURNMENT

Meeting was adjourned at 10:25 PM.

Respectfully submitted,



Keren Brunner  
Planning Technician